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**Sent:** Tuesday, March 1, 2022 3:05 PM

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**Subject:** Re: 3/2 Stakeholders Meeting at 2:00pm - ZOOM Information Below

Hi Christy,

Thank you for the information regarding tomorrow's Economic Advisory Meeting. I have reviewed the material that was attached for zoning. It was incredibly helpful to attach the PDF's for the group. Can you also include the Master Land Use / Zoning Matrix, as I found it the easiest way to navigate this topic?

In order to provide feedback in a timely manner, I have a list of questions and comments in the attached document regarding Land Use. If you need further clarification please let me know.

I appreciate all your assistance.

Best,  
Laura

## Hb Economic Recovery and Stakeholder Working Group

TOPIC: Zoning Code Land Use Regulations

March 2, 2022 – 2:00 pm

**Downtown (DT).** The Downtown zone is intended to create, maintain, and enhance a vibrant, pedestrian-oriented City center with active ground floor uses that attract and serve local residents, in addition to visitors. This Zone implements the Community Commercial General Plan Land Use Designation.

**QUESTION 1.** In the Master Land Use/Zoning **Matrix** there are numerous business categories (i.e., Research & Development, Clinics, etc) that are not listed in the DT Column but were listed in the previous (CC) Community Commercial Zone. Is there a reason why the **Matrix** doesn't include these business categories or are you looking for feedback for why they should be included in the DT zone?

Here are the classifications I think should be included or clarified in the DT Zone:

a. **Animal Services (p.53):** According to the **Matrix (p.1)**, grooming as classified under Animal Services is not permitted in the DT. Instead, pet grooming is included under "Personal Services" and is allowed. Also, retail sales are included under Animal Services which is not permitted in DT, but pet supply stores are permitted in "Retail Sales – General Retail." I recommend removing "Retail sales and services related to grooming" out of Animal Services.

b. **Art Galleries:** You have it listed in two places, "Cultural Institutions" and "Retail Sales – General Retail" For simplification and ease of use, I recommend placing it under the latter.

c. **Banks:** In the **Matrix (p.2)**, Banks and Financial Institutions are permitted in DT without restrictions. Banks are also listed under offices and permitted only on second floors. Please clarify.

d. **Colleges and Trade Schools (p.46).** Institutions of higher education providing curricula of a general, religious, or professional nature, granting degrees and including junior colleges, business and computer schools, **management training**, technical and trade schools, however excluding personal instructional services such as music lessons. Will a business or organization be able to provide training courses in our DT Zone for professional education and/or advancement certification?

e. **Clinic / Office / Personal Service (p.51 / 56):** How do you classify a Med-Spa that provides cosmetic procedures? If classified as a "Clinic" it is not permitted in DT. If classified as an "Office" it is only permitted on second floors. The decision to not permit on the ground floor creates issues for this type of retail medicine that creates foot traffic. If classified as a "Personal Service," it will have to be non-medical which doesn't make sense.

f. **Drug Stores:** Do you mean pharmacies? If not, it should be included in "Retail Sales - General Retail."

g. **Florists:** I found flowers listed under "Farmer's Market," which is allowed in DT but it could be listed under "Retail Sales - General Retail" or "Nurseries" for simplification.

h. **Indoor Entertainment and Recreation (p.50):** As listed in the **Matrix (p.2)**, billiard parlors, fitness centers, health clubs and entertainment services conducted within an enclosed building are not

permitted in DT. I strongly recommend permitting these type of businesses as we want to create an experiential downtown core to increase vibrancy and activities for our residents and visitors.

i. **Tattoo or Body Modification (p.57):** As stated under the classifications, this category would not be permitted in the DT zone. How does this differ from permanent makeup since it involves “using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments..?” Again, I recommend continuing to permit this category in our DT zone.

j. **Custom Manufacturing (p.58):** As stated under the classifications, this category would not be permitted in the DT zone. We need to allow for experiential businesses that would incorporate ceramic studios, candle-making, and woodworking on a small scale in our downtown. Again, I recommend continuing to permit this category in our DT zone. If needed, a minor use permit could be applicable.

k. **Light Industrial (p.58):** As stated under the classifications, this category would not be permitted in the DT zone. I believe we could be excluding businesses like engravers, publishers, and furniture related product manufacturing on a small scale that could bring new activities to our downtown. I recommend permitting this category and requiring minor use permits.

l. **Research and Development (p.54):** As stated under the classifications, this category would not be permitted in the DT zone. I am very concerned about not permitting this category in our downtown. If Hermosa wants to be competitive with our surrounding cities, the high tech industry could be affected by eliminating this category in our downtown. It could prevent the design, development, and testing of the next electrical, electronic, optical, magnetic health and wellness tool. Again, I recommend continuing to permit this category in our DT zone.

m. **Wholesaling and Distribution (p.59):** As stated under the classifications, this category would not be permitted in the DT zone. If our current retailers or wholesalers use the internet and mail to ship products direct to customers or B2B we want to include this category in our downtown to encourage growth potential. Also, if we want to incentivise second floor development this category would be helpful to include and permit only on upper floors. I recommend permitting this category and requiring minor use permits.

n. **Broadcasting Studio(p.59):** As stated under the classifications, this category would not be permitted in the DT zone. Considering podcasting and creating media content has become a large industry we want Hermosa to attract these business formats and stay competitive with our surrounding cities. I strongly recommend permitting this category in our DT zone.

o. **Reverse Vending Machine (p.60):** It is my understanding as stated under the classifications, this category would not be permitted in the DT zone. Does this prevent a business from providing this type of service (device) to their customers as well?

p. **Restaurants:** I would like to know what changes or revisions are being made to this business category for clarity and consistency.

q. **Wireless Communication Facilities:** Can you please explain what would be permitted in our DT zone? It is my understanding there was recently a wire tower added to business rooftop in our city and I would like to know what specific changes or revisions (i.e., height, design, etc) are being made for this category.

**QUESTION 2 (P.9):** Can you clarify what is “New” or “Revised” in the **Alcoholic Beverage Sales**? It is my understanding, the current code 17.04.090 Off-Sale Alcohol Beverage establishments already states there needs to be “100 feet separation from a Residential Zone”? Is this new provision of 100 feet separation being applied to new on-sale applications after 11:01pm?

**QUESTION 3 (p.30): Home Occupations.** As stated in the revision, it mentions to “expand the type of allowed operations (including professional offices),” do you mean the “Office” classification? Also, with the new exclusion of “Independent Contractors,” will you be excluding tutors, jewelry makers, and photographers since the latter is considered a “Personal Service” which is prohibited. I believe “similar services” needs to be defined since it is broad and vague.

a. **On-site Client Contact**, why are we creating limits (two clients) when there is no way to enforce such an arbitrary number?

b. **Equipment:** I’m concerned we are limiting electrical installation requirements to 120 volt when some refrigeration and dryers require up to 220 volt. Also, Tesla home charging ranges from 120 volts at 15 amps to 240 volts at 48 amps.

**QUESTION 4 (p.32). Live Entertainment.** “No noise created by the live entertainment shall be audible on the exterior of the building.” It would appear that this part of the code would conflict with music on our outdoor dining decks if music were streamed inside as well.

**QUESTION 5. Temporary Uses.** In regards to “Special Events and Sales,” is it correct that the event duration has been reduced to only 3 hours instead of occurring between business hours (10am-9pm) as stated in 17.42.200 Events, Limited. Also, does this only apply to M-1 Zone? If we want to encourage vibrancy in our downtown, why are there only four events allowed at one site within any 12 month period? Does this include the events planned by the Chamber?